



3 Apartments

869 West Lombard Street
aka 103 S. Parkin Street
in *Hollins Market Historic District*
Baltimore, City, Maryland 21201

- 1 Studio Apartment
- 2 Two-Bedroom Apartments

» Property

BUILT	1920
ZONING	R-8 Licensed for 2 Dwelling Units, 1 Efficiency Unit
LOT	17' x 75'
TAX ID	Block 254, Lot 28
SIZE	2,346 sq.ft. Gross Building Area

» Kitchens and Baths

CABINETS	Wood Cabinets, Formica counters, stainless sink.
APPLIANCES	30" electric range and refrigerator in each apartment.
FLOORS	2F and 2R have wall-to-wall carpet in living areas. Apt 1 has vinyl laminate flooring.
BATHS	Vinyl tile floors, vinyl shower, steel tub with vinyl shower enclosure.
VANITIES	Modern vanity in each bathroom.

» Utilities

HEAT	Separate electric baseboard heating for each apartment.
AIR CONDITIONING	Window units at tenant's option.
HOT WATER	40-gallon electric water heater
ELECTRIC	Updated wiring with 100 Amp Main to each unit.
PLUMBING	All water pipes appear to be copper or cpvc.
TRASH	Trash removal and recycling provided by City of Baltimore and included in the property taxes.

» Exterior

CONSTRUCT	Brick construction. Brick Foundation.
ROOF	Asphalt Shingle front roof, Built-up rear roof.
PARKING	2-car parking pad in rear.
WINDOWS	Vinyl replacement throughout.
BASEMENT	Partial basement. Unfinished, dirt floor.
FIRE ESCAPE	Steel fire escape on side of building.
AMENITIES	Washer-Dryer on site One block from University of Maryland

» Environmental

LEAD PAINT	Dust testing per MDE standards
OIL	Abandoned 275-gallon oil tank in basement
ASBESTOS	No asbestos observed.
MOLD	No mold observed.



Call Ben Frederick, III, CCIM

410 752 6400 *Seller's Exclusive Agent*

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\$235,000 subject to Ground Rent

\$78,333 per unit. \$100 per sq. ft. \$49 Annual Ground Rent – Not Registered.

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